

Nov 7, 2019 Town Council meeting

Meeting began at 7:00 p.m.

Council present: Steve Cox; Mayor, Peter Benson, Judy Drain, Gladys LeFevre, Conrad Jepsen; Council members, Judi Davis and Michala Alldredge; Town Clerks

Public present: Tessa Barkan, Jace Allen, Mark Nelson, Ashley Coombs, Jerry Taylor; County Commissioner, Elizabeth Julian, Peg Smith, Roger Reid and Connie Reid

Pledge of Allegiance

Mayor Cox acknowledged and thanked Commissioner Jerry Taylor for attending the meeting. He then congratulated Judy Drain and Elizabeth Julian as the newly elected Town Council (TC) members. He also thanked Cookie Schaus and Farlan Behunin for running and being willing to serve.

First order of business was to approve the October 2019 TC meeting minutes. Gladys made a motion to approve the minutes as presented, Peter seconded the motion, and all approved.

Discussion of Purchasing Policy:

Mayor Cox explained Boulder towns current purchasing policy. He stated that anything under \$1000 (section A) doesn't require any bids, but anything between \$1000 and \$5000 requires the TC to solicit bids before purchasing. The problem is how does the town do that? In the past, Boulder has posted invitations for bids and has received little or no bids. The town currently has appropriated items in the budget (portable stage, sound system, riding lawn mower and picnic tables) that all require bids before the town can purchase them. Gladys asked if we could raise the limit to \$5000. Mayor Cox stated that the town could potentially amend the purchasing policy via resolution and change the amount but currently the town is following the state of Utah's policy. He suggested that one solution might be to post bids on the Utah state department of purchasing site. The other options for posting bids is to post on the town bulletin board and send out solicitation via email/Pegboard. Which is what the town has done in the past. Mayor Cox stated that Part C of Boulder's purchasing policy states that an invitation for bids may be canceled if it is in the best interest of the town. Audience member, Roger Reid asked if the town has a Boulder Facebook page that could be utilized for posting. Mayor Cox replied that we do not, we do have a community page but it is not maintained by the TC. Mayor Cox further explained that any purchases over \$5000 are also required to have sealed bids and a notice in the paper. Typically the town has solicited local vendors for any purchases over \$5000. Mayor Cox stated that the town needs to meet the letter of the law as well as be efficient. It was decided that Mayor Cox would clarify/check with the town's attorney for advice, then based on his answer go from there. Discussion was tabled until December.

Consideration of InfoWest bid for website redesign:

Mayor Cox stated that the town has solicited bids for a website redesign and one has been identified to meet the town's needs. Mayor Cox explained the contract, it will be \$3600 to redesign the website, with 50% required up front to start and the other 50% due upon completion. Peg stated that after the initial redesign it will be \$25 per month ongoing to cover a hosting fee and retain it as a secure site with SSL security certification. She further stated that the company is in St. George, Utah and is the only local company she could find to do the redesign, etc. She stated that the representative she has been working with is knowledgeable and responsive. She stated that she believes Grancus might be an option for Boulder in 4-5 years, once the Garfield County contract is up. Then Boulder could potentially tie in with their new contract. Mayor Cox stated that the money for a website redesign is already appropriated so the TC just needs to vote to approve. He then entertained a motion to accept the proposed contract from Infowest and move forward with the website redesign. Judy made a motion to accept the proposal, Peter seconded the motion and all approved.

Discussion of Amending the Zoning Ordinance, Section 11- Building Permits:

Mayor Cox explained that when the town amends a zoning ordinance someone has to apply to do it. He then gave some background information stating that in 1996 the first shot at building permits was taken and then Ordinance 32a was written in response. Which requires any project over \$1000 obtain a building permit to initiate the project. Then the question arose of whether the \$1000 amount was cost or value based. In 1999 the ordinance was amended to say cost or value. Later a resolution was passed that stated a yurt has to meet building codes (kitchen and restroom facilities) in order to be built and then occupied. Mayor Cox stated that most of the zoning ordinances were written and enacted 20 years ago. He expressed concern that they should be updated as well as contain more inclusive wording that details what can and can't be done and exactly what the requirements are. He asked that the town send a request or application to the Planning Commission (PC) to initiate the review process. He asked Judi to fill out an application to have the PC and the zoning administrator look at section 11 of the zoning ordinance and see if they can come up with more inclusive wording. He then asked for a motion to amend Chapter 11. Peter made a motion to ask the zoning administrator and the PC to review chapter 11 with respect to building permits and requirements and to amend as needed. Gladys seconded the motion and all approved.

Discussion of Community Center maintenance position:

Mayor Cox stated that the town advertised for a maintenance position and had 1 applicant but the applicant could only work through November. Ethan was also interested but didn't submit a resume or application. Mayor Cox asked Gladys how she would like to proceed. He then suggested that the town re advertise for someone to work December through March and then advertise the position again in March. Gladys agreed to re advertise the December through

March position, then re advertise in March 2020. Mayor Cox gave Gladys the authority to hire the first qualified applicant with agreement from TC members. Mayor Cox will forward the advertisement to Judi and Peg to post on the town bulletin board and via email on Pegboard. Gladys asked Peg about the furnace filter in the library. They will check it on Saturday.

Planning Commission vacancies:

Mayor Cox reported that Perry submitted a letter of resignation from his position on the PC, which would have ended on 12/31/2021 and that Elizabeth's term ends 12/31/19. He asked that Peg post an advertisement for the 2 vacancies so the TC can fill the positions in the December 2019 meeting.

Department Reports:

Planning, EMS, Tree Board, Arts Council

Peter reported that the PC is still working on definitions and the table of uses in the general plan. He stated there has been much discussion about what constitutes a home occupation. He believes that Escalante has a more comprehensive definition that the PC can refer to. He stated that the PC has received its first application for an RSTR. There will be a public hearing for it. He further reported that there is a preliminary application for a subdivision of a 6 acre lot. Mayor Cox asked if the PC will have time to get the review of Section 11 of the zoning ordinances on the agenda for consideration. Peter believes that they can. He had nothing to report regarding EMS. He stated that Silas sent an email request via Pegboard to recruit EMT's. Elizabeth reported on behalf of Troy and Silas (EMT's) stating that the number one priority is to have more volunteer EMT's. They have had 5 people express interest that they will be meeting with in upcoming days. The second priority is radios for the emergency personnel staff. Elizabeth reported that two years ago Troy and Silas researched and tested a host of radio equipment and submitted their findings to Garfield county yet nothing has changed and they were given radio communication equipment that doesn't meet the needs in our community. Currently, neither of the 2 EMT's in town have the capability to receive pages at their homes because the repeater on Barney top doesn't have enough power. They also need to be able to communicate with each other to decide who is going to respond before the ambulance leaves the station and currently are unable to do so. Mayor Cox asked Commissioner Taylor if he could present the towns dilemma at the county commissioners meeting. Commissioner Taylor stated that he would talk to the appropriate parties about finding some solutions. Elizabeth also discussed the need for volunteer ambulance drivers. She introduced Roger Reid, who stated that through Troy he has been in email communication with Tammy about obtaining EVOC training to become a volunteer ambulance driver for Boulder. She replied that she would look into it but has not gotten back to him. He is in town 1 week per month and has basic EMT training. He expressed his interest in helping out. Peter reported that the fire department has received all their new, protective gear. He thanked the county commissioners for the gear. Mayor Cox asked if Peter would check in to getting more local training for volunteer firefighters. Peter will contact the fire academy about bringing someone to Boulder or Escalante to train town firefighters. Mayor Cox

asked Commissioner Taylor how they get training for the firefighters in Escalante. He replied that they train in town and also go to fire trainings elsewhere about once a month. Peter explained that there are online and in person trainings available. Mayor Cox would like to see if Boulder and Escalante could have a joint, local training.

Mayor Cox reminded him that the Tree board has an application due December 2nd, 2019. Judi confirmed that Pam Furches is taking care of it. Peter had nothing to report regarding the Arts Council. Judi reminded Peter to give her any new fire department members names so she can add them to the town insurance.

Cemetery, Buildings, Travel Council:

Gladys had nothing to report on the cemetery. She proposed the town consider putting in a bouldering park for kids to climb on. She stated that the deadline to have applications in for county marketing funds grants and event funding is December. She reported that in the recent Travel Council meeting she learned that over a million dollars has been collected in Airbnb taxes in Garfield County but has not been remitted to the state of Utah. She advocated that we identify Airbnb's and make sure they are paying their taxes. She stated that the state has no way of knowing for certain that they are paying their taxes. Commissioner Taylor suggested that Boulder reach out to David Tebbs for assistance. Mayor Cox stated as part of Boulders new ordinances for RSTR they are required to show they are collecting and remitting tax dollars.

Roads and Landfill

Judy checked on the new dumpster and it is not there yet. She will follow up about when it's going to be delivered. She reported that she spoke with Donna Jean about the extra fridays the landfill was open in October and that only a few people took advantage of it. She stated that Sam will push the debris at the landfill. She checked the Biglers road and it does need to be filled. She proposed that the town bring in a truck load of road base or something similar to have on hand for when the town needs it for road repair and fill. Mayor Cox agreed. She reported that the stop sign and road sign poles were destroyed in a car accident by the Jepsens. She will order new poles and have the signs reinstalled. She reported that Jimmy Catmull has requested a stop sign be put in at the entrance of the subdivision at King Estates to slow drivers entering the subdivision. She will order a stop sign and have it installed. She has the new cemetery road sign and will get it installed soon. Mayor Cox stated that he received a letter from DEQ stating that the towns permit renewal is complete for the landfill. The next step is a public comment period from October 18th, 2019 to November 18th, 2019. Then the landfill permit will be renewed for 10 years.

Enforcement, Grounds, Park Committee:

Conrad reported he is working on ideas for replacing the metal planter boxes in front of the community center. Mayor Cox reported that the park was winterized.

Mayor Cox reported that Sterling Codifiers was acquired by American Legal, but that it won't delay Boulders record codification project. He stated that they sent a preliminary analysis and request for records and information. We have 90 days to collect and submit the requested information. Then the process will move forward. He stated that the US Census Bureau is hiring census workers. He asked Peg to send out an announcement on Pegboard about it as potential (temporary) employment for community members. He reminded the council members that the capital improvement list is due January 8th, 2019 and encouraged TC members to bring a list of ideas or of project needs, wants, etc. to the next meeting.

Judi presented the checks issued in October for approval. Gladys made a motion to approve them, Peter seconded the motion and all approved.

Public Comments:

Peg Smith discussed the Utah Outdoor Recreation grant. She suggested that this might be a way to obtain some funding towards creating a pedestrian trail along Highway 12. She explained that the grant can be anywhere from \$1000 to \$150,000 and that the town would need to provide a 50% match *and that the 50% town portion can be in kind*. She proposed that the town could potentially couple a grant from this organization with another to come up with the necessary funding. Mayor Cox stated it would be worthwhile to use this grant for planning the trail if they would allow it to be utilized that way. Further stating that the trail would have to be engineered to identify the true cost to develop it. Peg reported that this is an annual grant so if the town doesn't complete the application in time then we can apply for it next year.

Commissioner Taylor suggested we contact Utah State Parks and Recreations about obtaining grant money as well. Elizabeth suggested bringing this up in a Community Council meeting to enlist the parents of Boulder children stating that they have expressed interest in this project.

Conrad made a motion to adjourn the meeting, Gladys seconded it and all approved. Meeting adjourned at 8:25 p.m.